

**PAULA DOW, ATTORNEY GENERAL OF
NEW JERSEY**

Division of Law
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Newark, New Jersey 07101
Attorney for Complainant Division on Civil
Rights

By: Beverley A. Lapsley
Deputy Attorney General
(973) 648-3441

Mary Lou Frisch and Chinh Q. Le, Esq. :
Director of the New Jersey Division on :
Civil Rights :

Complainants, :
:

vs. :
:

Mays Landing Village Condominium :
Association, :

Respondent. :
:

**STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC
SAFETY
DIVISION ON CIVIL RIGHTS
AGENCY DOCKET NO.:**

**HA12HT-60883
OAL DOCKET NO.:
CRT 07331-2010S**

STIPULATION OF SETTLEMENT AND DISMISSAL WITH PREJUDICE

WHEREAS, on August 24, 2009, a Verified Complaint was filed with the State of New Jersey, Division on Civil Rights ("the Division") by Complainant, Mary Lou Frisch, (Frisch), against Respondent (Mays Landing Village Condominium Association), charging it with violating the New Jersey Law Against Discrimination (LAD);

WHEREAS, on January 4, 2010, the Division on Civil Rights issued a Finding of Probable Cause which credited the allegations in the Complaint against the Respondent;

WHEREAS, on January 10, 2010, the Verified Complaint was amended to

include Chinh Q. Le, Esq. , Director of the Division on Civil Rights, as a complainant¹;

WHEREAS, the Respondent denied the allegations of the Complaint and the matter was therefore transmitted to the Office of Administrative Law;

WHEREAS, the Parties commenced settlement discussions and desire to amicably settle the matter without the necessity and expense of further litigation;

NOW, THEREFORE, in consideration of the promises and mutual obligations herein set forth, the Parties hereby agree as follows:

1. The Respondent agrees to dismiss any all claims for arrears in Maintenance fees (fees) against Mary Lou Frisch including but not limited to Atlantic County docket numbers, DC-5789-08, VJ-01024-08. Respondent agrees that Mary Lou Frisch owes no past due sums and has a zero balance for said fees as of May 12, 2011. Mary Lou Frisch will commence payment of fees on June 1, 2011.

2. In addition the Respondent has agreed to pay Mary Lou Frisch the sum of ten thousand dollars. The sum shall be distributed as follows:

a. \$2,472.00 shall be paid to Mays Landing Village Condominium Association which will constitute one year's fees for the time period June 1, 2011 to May 31, 2012;

b. \$7,528.00 shall be paid to Maria Ditommaso for sums due and owing.

The Check should be made payable to Maria Ditommaso and mailed to:

Carlos Bellido, Chief of Staff, Division on Civil Rights, 31 Clinton Street,

P.O. Box 4600, Newark, NJ 07102.

¹Mary Lou Frisch and Chinh Q. Le, Esq., Director, Division on Civil Rights, shall collectively be referred to as Complainants.

3. In addition the Respondent has agreed to pay the State of New Jersey, Chinh Q. Le, Esq., Director of the New Jersey Division on Civil Rights the sum of five thousand dollars. Said check shall be payable to the Treasurer, State of New Jersey and mailed to: Carlos Bellido, Chief of Staff, Division on Civil Rights, 31 Clinton Street, P.O. Box 4600, Newark, NJ 07102.

4. Respondent shall develop and implement written policies and procedures for addressing requests for accommodations. Respondent will provide Complainants with a copy of the proposed policies and procedures, that will be implemented within sixty days from the execution of this agreement.

5. The Division on Civil Rights will monitor Respondent's practices regarding providing reasonable accommodations for a period of two years. During this two-year time period Respondent will keep a chart of requests for reasonable accommodations and how said requests have been handled. Every six months Respondent will provide the chart to Elizabeth Russian, Division on Civil Rights Housing Supervisor (Supervisor Russian), 140 East Front Street, PO Box 090, Trenton, New Jersey, 08625.

6. Respondent and its agents agree to attend training on the LAD, N.J.S.A. 10:5-1, et seq., particularly as related to providing reasonable accommodations to the disabled. Respondent's attorney shall submit a copy of its training material to Housing Supervisor Elizabeth Russian for review. Respondent and Supervisor Russian will work together to insure that the training covers the appropriate material. Respondent will notify Ms. Russian of the date, time and place when the training is

scheduled, and a representative of the Division on Civil Rights may attend the training.

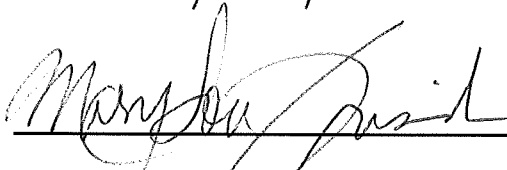
7. Consent to this Stipulation is not and shall not operate as an admission of liability or of any wrongdoing by Respondent or as an adjudication of any violation of the LAD, N.J.S.A. 10:5-1 et seq. Respondent nonetheless agrees that all future decisions shall comply with N.J.S.A. 10:5-1 et seq. and shall be conducted in a nondiscriminatory manner and shall not have the effect of discriminating against any individual because of that person's status in a protected category, including but not limited to race, creed, color, sex, age, national origin, ancestry, marital status, affectional or sexual orientation, genetic information, liability for service in the Armed Forces of the United States, nationality or disability. Respondent will not engage in any retaliatory conduct against Complainant Frisch or against any participant in these proceedings or allow any of its associates, residents or employees to engage in any such conduct.

8. Mary Lou Frisch for, and in consideration of, the undertakings Set forth herein, and intending to be legally bound, does hereby REMISE, RELEASE AND FOREVER DISCHARGE the Respondent as well as its respective employees, agents and predecessors, their successors and assigns, heirs, executors and administrators, of and from any and all manner of actions and causes of action, suits, debts, claims and demands, whatsoever in law or in equity, arising from the allegations of unlawful discrimination as set forth in the Verified Complaint, DCR Docket No. HA12HT-60883 and OAL Docket No. CRT 07331-20106.

9. Upon execution by all the parties, which includes the Director of the Division on Civil Rights, this Stipulation of Settlement and Dismissal shall operate as a complete and final disposition with prejudice of the charges contained in the

above-noted Verified Complaint filed against the Respondent with the Division on Civil Rights subject only to the fulfillment of all of the provisions of this Agreement.

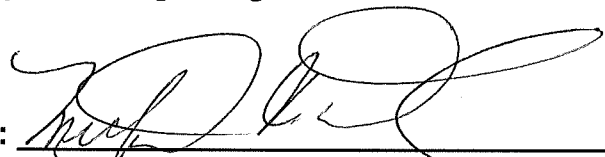
Dated: 5/12/11



Mary Lou Frisch

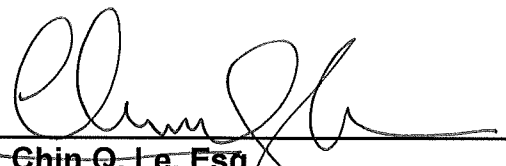
Dated: 5/12/2011

Mays Landing Village Condominium Association, Inc.

By: 

Michael T. Daly, President

Dated: 05/24/2011



Chin Q. Le, Esq.
Director of the New Jersey Division on Civil Rights
CHINH Q. LE, ESQ.